

MINUTE BOOK 31, PAGE 289
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – June 2, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.

Council Present: Mayor Kutteh presiding, Jones, Lawton, J. Johnson, Wasson, Hudson, Pearson, S. Johnson, Allison, S. Johnson

Council Absent: None

Staff Present: Ron Smith, Messick, Ashley, E. Kurfees, G. Kurfees, Bridges, Hubert, Griggs, Johnson, Leis, Vaughan, Kirkendall, Pierce, Nesbit, Dunford, Gregory, Onley

I. Call to Order

Mayor Kutteh called the meeting to order.

II. Invocation

The City Clerk led the invocation.

III. Pledge of Allegiance

Mayor Kutteh led the Pledge of Allegiance.

IV. Adoption of the Agenda

Mayor Kutteh stated that we removed Item 9 on the agenda.

Council Member Allison made a motion to approve the agenda. Council Member Hudson seconded the motion. The motion passed unanimously.

V. Code of Ethics and Front and Center Strategic Plan

VI. Presentations & Recognitions

VII. CONSENT AGENDA

Mayor Kutteh stated that all items below are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Council member requests, in which event, the item will be removed from the Consent Agenda and considered with the other items listed in the Regular Agenda.

A. Consider approving the May 15, 2025 Pre-Agenda and Special Meeting Minutes and the May 19, 2025 Special and Regular Meeting Minutes. (E. Kurfees) p. 7

B. Consider passing the second reading of an ordinance amending the Charter of the City of Statesville to change the election method for the City of Statesville City Council to nonpartisan plurality and ratification of Ordinance 31-24 Electing at-large seats to four year terms on a staggered basis. (E. Kurfees) p. 17

C. Consider accepting the donation of parcel #4744235956 which is adjacent to the portion of the Green Street Cemetery that is currently maintained by the City of Statesville. (Griggs) p. 21

Council Member Allison made a motion to approve the consent agenda. Council Member Hudson seconded the motion. The motion passed unanimously.

REGULAR AGENDA

VIII. Conduct a public hearing and consider passing a Resolution of Closure and a Declaration of Withdrawal to permanently close a portion of Jefferson and Jackson Streets between Jackson Street and S. Elm Street. (Kirkendall)

Kirkendall stated that Mr. Sloan is asking to close a portion of Jefferson and Jackson Streets between Jackson Street and S. Elm Street. Kirkendall reviewed the parcel. The owner owns both parcels.

The 2019 Mobility Plan shows the street. Per 2.13 of the UDC, the City Council shall find that:

1. The abandonment conforms to State law;
2. The abandonment is consistent with the Comprehensive Plan, Major Street Plan and other adopted plans and policies of the City;
3. The abandonment does not restrict access to any parcel or result in access that is unreasonable, economically prohibitive, or devalues any property; [and]
4. The abandonment does not adversely impact the health, safety, or welfare of the community, nor reduce the quality of public services provided to any parcel of land.

Items of Note. Norfolk Southern has a right of way on each side of the tracks that impact the future development of the parcel.

Staff recommend abandoning this portion of the streets with the utility easements kept.

Council Member Allison asked about the property owner. Kirkendall stated that there is only one owner.

Mayor Kutteh opened the public hearing.

Fredrick Foster, 466 Charles Street, is concerned about the traffic study to check the flow of traffic. He received multiple calls regarding flow traffic.

Corey Sloan, applicant, the volume of traffic was so low that there was no issue from Engineering or Public Works Staff. There is no recorded document of right of way. This allows the owner to develop the property.

Mayor Kutteh closed the public hearing.

Council Member Jones recused from the vote because they are clients of his firm. Council Member Allison made a motion to recuse Council Member Jones, and Council Member Wasson seconded the motion. The motion passed unanimous.

When Mayor Kutteh asked for a motion, no council members spoke. Messick stated that no motion is the same as a denial of the closure.

Council Member S. Johnson made a motion to approve the abandonment and incorporated the conditions in UDC 2.13. Council Member J. Johnson seconded the motion. The motion carried unanimously.

Council Member Wasson made the motion to allow Council Member Jones back into the meeting. Council Member Allison seconded the motion. The motion passed unanimously.

- IX. Consider approving the resolution creating an Affordable Housing Special Revenue Fund and Policy. (Pierce)**
This item was removed from the agenda.

- X. Receive an update on the Statesville Regional Airport Layout Plan. (Ferguson)**
Ferguson stated that all projects must be on the airport layout plan.

Ferguson reviewed airport funding sources which include state and federal grants. The Airport has received a total of \$46,818,402.

Ferguson reviewed the recent projects that grant funding has allowed the city to complete. He discussed some projects that he would like to do in the future. He reviewed the fuel sales and operations at the airport for the last few years.

Council Member J. Johnson stated that he is proud of the airport. Council Member S. Johnson stated that the airport has seen some real progress. He is proud that the county helps do the local match for the grants. He is thankful for our staff and their customer service. He stated that helping the airport is one of his proudest achievements.

Council Member J. Johnson stated when Lowes started to come, and he made a motion to bring the funding from the general fund to extend the runway. That helped the airport expand the airport.

Mayor Kutteh introduced Bob Thompson as a member of the Airport Commission.

Council Member S. Johnson recounted a story from when he was on the county commission to extend the runway.

XI. Consider approving the Fiscal Year 2025-2026 Budget Ordinance. (Smith)

Mayor Kutteh stated that we will need two motions to approve the budget ordinance and the fee schedule.

Smith stated that the tax rate will be the same overall and we will drop the tax rate on the Woods Dam district. The water and sewer rate will be increased by 9% and the Stormwater rate will be increased after January 1. An additional \$1.5 million from fund balance will be included towards the fire station.

Council Member J. Johnson made a motion to approve the budget. Council Member Allison seconded the motion. The motion passed unanimously.

Council member Allison made a motion to approve the fee schedule. Council Member Wasson seconded the motion. The motion passed unanimously.

XII. City Manager’s Report

Smith reviewed the construction projects. He reviewed the Phase 1 of the Municipal Operations Center. He reviewed the Police Expansion. He stated that the Parish Tire will be demolished today and the grading will begin this week. The Airport Terminal building is moving forward. Smith discussed the project page on the website. Smith discussed the sink hole on Tradd Street, and it should be completed in 45 days. He stated that the wall at the Flats has been taken down and a new wall will be constructed soon.

Smith stated that the Fire Department is now fully staffed. They put a new Hazmat Truck into service today.

Smith stated that the Water and Meeting Street project should be completed this month. Street resurfacing contract should begin this month. The Alexander and Stockton bid opening was today, and we should begin work soon.

Smith reviewed the South Yadkin Pump Station and the water Spline project.

Smith commended the Police Department for their community meeting. Council Member Allison suggested that the community attend these meetings.

Smith stated that the list of open positions is much smaller than normal. He commended Everette and her team.

Smith reviewed the promotions and career developments. He is proud of the success stories of the current city employees.

Council Member Wasson thanked the staff for their hard work every day. She stated that individuals not coming to meetings is a good thing. People don’t have as many questions.

XIII. Advisory Boards Meeting Minutes

- A. Downtown Review Committee Meeting Minutes, April 10, 2025**
- B. Airport Commission Meeting Minutes, April 16, 2025**
- C. Downtown Review Committee Meeting Minutes, May 8, 2025**

XIV. Other Business

XV. Closed Session (Following Pre-Agenda)

XVI. Adjournment

Council Member Allison made a motion to adjourn the meeting. Council Member Wasson seconded the motion. The motion passed unanimously.

Emily Kurfees, City Clerk

Constantine H. Kutteh, Mayor